

**153 Heath Road
Twickenham
TW1 4BH**



**FREEHOLD COMMERCIAL AND RESIDENTIAL
BUILDING
WITH DEVELOPMENT POTENTIAL
FOR SALE**

020 8332 7788

**Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ.
www.michaelrogers.co.uk**

Property Summary

- Located in the highly affluent London Borough of Richmond.
- Located close to Twickenham Town Centre and Twickenham Green.
- Vacant Possession.
- Freehold.
- Asset management / development potential.

Location

This building is located on Heath Road, mid-way between Saville Road and Heath Gardens, in the heart of Twickenham town centre. Twickenham is a popular business destination and affluent residential area, with numerous retail and leisure amenities. The location is convenient for M3, M4 and M25 motorways and is within 6 miles of Heathrow Airport. Within a short walk is Twickenham Station which provides regular services to London Waterloo with fastest journey time of 24 minutes.

There are many retailers close by including Tesco Express, Machine Mart and Screw Fix.

Description

The property is semi-detached and is situated next to a relatively new block of flats and comprises of a commercial unit on the ground floor with a residential flat above. The building has been let to a funeral director whose lease is about to expire.

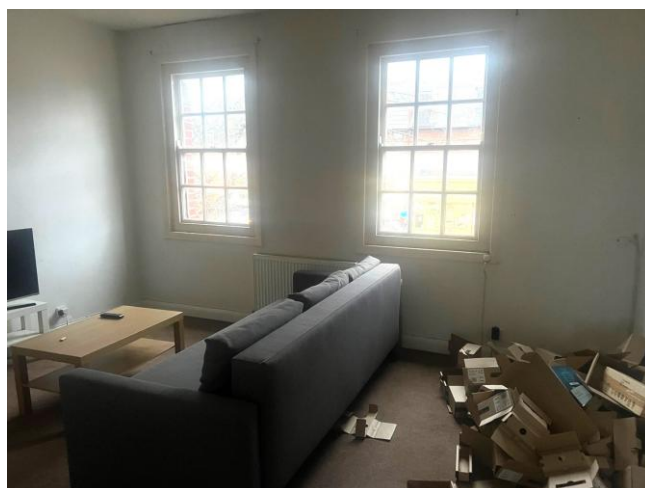
The ground floor has been divided into several rooms and there is a kitchen area, WC and a garden area which is part covered.

The amenities include: -

- Part suspended ceiling and part solid ceiling
- Carpeted floor
- Spot and pendant lighting
- Partitioned
- Storage area
- WC
- Garden
- Gas central heating
- Kitchenette



The flat above has separate access and does not appear to have been extensively used. The flat benefits from a large kitchen with freestanding oven/hob, fridge and washing machine; a large bedroom, bathroom and lounge.



Accommodation

The property provides the following approximate floor areas.

Floor	Sq Ft	Sq M
Ground commercial	702	65.21
First residential	592	55.00
Total	1,294	120.21

Lease

The building will be sold with vacant possession.

Energy Performance Certificate

Residential, D63.

Commercial, upon application.

Business Rates

The unit is listed as shop and premises. The unit has a rateable value of £9,500 giving rates payable of £4,740.50 This rises to £11,000 from 1st April 2026 giving rates payable of £5,489.00. Some small business rate relief may be available.

The flat is Council tax band C.

Tenure

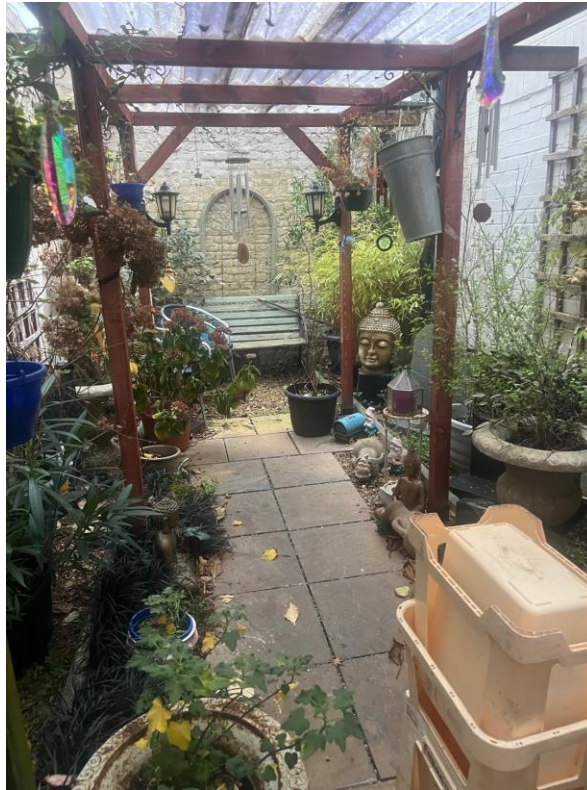
Freehold.

Asset Management / Development Potential

There are asset management possibilities.

VAT

The property is not elected for VAT.



Price

Upon application.

Legal Costs:

Each party to bear their own legal costs.

Anti Money Laundering:

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

For further information please contact:

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Subject to Contract January 2026

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